



Talbot County Planning Commission
Final Decision Summary
Wednesday, September 1, 2021 at 9:00 a.m.
Bradley Meeting Room
11 N. Washington Street, Easton, Maryland

Archived audio and video stream of the meeting is available at:

[Talbot County Meeting Videos - Talbot County, Maryland](https://www.talbotcountymd.gov/Meeting-Videos)
(talbotcountymd.gov)

Attendance:

Commission Members:

16 Phillip “Chip” Councill, Chairman
17 Michael Strannahan
18 Lisa Ghezzi
19
20

Staff:

21 Miguel Salinas, Planning Officer
22 Elisa Deflaux, Planner II
23 Chase Phillips, Planner II
24 Mike Mertaugh, Assistant County Engineer
25 Andy Meehan, Planning Commission Counsel

1. Call to Order—Commissioner Councill called the meeting to order at 9:00 am.

2. Decision Summary Review—

July 16, 2021- —The Commission noted the following corrections to the approved decision summary:

- a. **Line 26; Correct spelling to “Meehan”**
- b. **Line 34; Correct motion to read, Commissioner Boicourt moved to close the meeting and go to close session pursuant to Article 3-305B 7 & 8 of the Maryland Open Meetings Act. Commissioner Strannahan seconded the motion.**

Commissioner Strannahan moved to amend the approved July 16, 2021 Decision Summary, with amendments. Commissioner Ghezzi seconded the motion

Vote	3-0
FOR:	3- Councill, Ghezzi, Strannahan
AGAINST:	0
ABSTAIN:	0
ABSENT:	2- Spies, Boicourt

August 4, 2021—The Commission noted the following corrections to the draft decision summary:

52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97

a. Line 21- Correct to reflect, Commissioner Spies was present

Commissioner Ghezzi moved to approve the August 4, 2021 Decision Summary, with amendments. Commissioner Strannahan seconded the motion.

Vote 3-0
FOR: 3- Councill, Ghezzi, Strannahan
AGAINST: 0
ABSTAIN: 0
ABSENT: 2- Spies, Boicourt

August 4, 2021—Work Session

Commissioner Strannahan moved to approve the August 4, 2021 Work Session Decision Summary, Commissioner Ghezzi seconded the motion.

Vote 3-0
FOR: 3- Councill, Ghezzi, Strannahan
AGAINST: 0
ABSTAIN: 0
ABSENT: 2- Spies, Boicourt

3. Old Business— None

4. New Business

c. Applicant: Lawrence Claggett
File No.: MV 52
Agent: N/A
Request: Minor Variance – Screen Porch Addition
Location: 27174 Enniskillen Rd. Easton MD 21601
Map 41, Grid 17, Parcel 269, Lot 5
Zoning: RC/CAO

The applicant is seeking Planning Commission recommendation for approval of a Minor Variance to allow for the demolition and reconstruction of an existing 155 square foot screen porch to include a 155 square foot addition; located on the north side (waterfront side) of an existing single family dwelling located partially within the 100-foot Shoreline Development Buffer (Buffer). Should the Planning Commission decide to make a favorable recommendation to the Planning Officer for the Minor Variance, staff recommends the following condition:

1. The applicant shall make an application to the Office of Permits and Inspections, and follow all rules, procedures, and construction timelines as outlined regarding new construction.

- 98 2. The applicant shall commence construction on the proposed improvements within
99 eighteen (18) months from the date of the Planning Director’s approval..

100
101 **Staff Presentation:**

102 Elisa Deflaux, Planner II

103
104 **Applicant Presentation:**

105 Lawrence Claggett

106
107 **Public Comment—** None

108
109 **Commissioner Ghezzi moved that the Planning Commission recommend to the**
110 **Planning Officer approval for # MV52 Minor Variance for Laurence G. and**
111 **Lorraine T. Claggett located at 27174 Enniskillen Road subject to the staff**
112 **condition. Commissioner Strannahan seconded the motion.**

113
114 Vote 3-0
115 FOR: 3- Councill, Ghezzi, Strannahan
116 AGAINST: 0
117 ABSTAIN: 0
118 ABSENT: 2- Spies, Boicourt

119
120 **d. Applicant: Gary & Susan Dunn**

121 **File No.:** L1365

122 **Agent:** Chris Waters, Davis, Bowen and Friedel, Inc

123 **Request:** Sketch Major Revision-

124 Revise property lines between Deed Tracts I, II, and III

125 **Location:** 22020 Benders Lane, Sherwood, MD 21665

126 Map 38, Grid 17, Parcel 11

127 **Zoning:** RC/CAO

128
129 The applicant is seeking Planning Commission approval of a Major Revision Plat-
130 Sketch Plan to revise the property lines of Tax Parcel 11, Deed Tracts 1-4 of “Bald Eagle
131 Point” as follows: (1) Establish Deed Tract 1 as a buildable lot (2) Establish Deed Tract
132 3 as a buildable lot (3) establish a 20’ access easement over Deed Tract 3 to allow for
133 access to Deed Tract 2 to Benders Lane and (4) formally abandon Deed Tract 4. Should
134 the Planning Commission approve the Sketch Major Revision Plat, staff recommends the
135 following conditions:

- 136
137 1. The applicant shall make an application to the Office of Permits and Inspections, and
138 follow all rules, procedures, and construction timelines as outlined regarding new
139 construction.
140 2. The applicant shall commence construction on the proposed improvements within
141 eighteen (18) months from the date of the Board of Appeals approval.

142 3. The applicant shall comply with and address all Critical Area comments and standards,
143 including the completion of a Buffer Management Plan that complies with requirements of
144 the Critical Area Law.

145
146 **Staff Presentation:**
147 Elisa Deflaux, Planner II

148
149 **Applicant Presentation:**
150 Chris Waters, Davis, Bowen and Friedel, Inc
151 Susan Dunn

152
153 **Public Comment—** None

154
155 **Commissioner Ghezzi moved that the Planning Commission approve # L1365 Major**
156 **Revision Plan – Sketch Plan for Gary and Susan Dunn subject to staff conditions.**
157 **Commissioner Strannahan seconded the motion.**

158		
159	<u>Vote</u>	3-0
160	FOR:	3- Councell, Ghezzi, Strannahan
161	AGAINST:	0
162	ABSTAIN:	0
163	ABSENT:	2- Spies, Boicourt

164
165 **e. Applicant: Moores Rd. LLC**
166 **File No.: M1170**
167 **Agent:** Sean Callahan, Lane Engineering, LLC
168 **Request:** Final Major Subdivision and Revision Plat
169 **Location:** MD-329 & Bellevue Rd, Royal Oak, MD 21662
170 Tax Map 41, Grid 07, Parcel 68
171 **Zoning:** VH/WRC/RC/CAO

172
173 The applicant is seeking Planning Commission approval for a Major Subdivision and
174 Major Revision Plat - Final Plan to subdivide Parcel 68, existing Lots 1, 2, 3, 4 to create
175 Lots 1A, 2A, 3A, 4A with two new private roads; and create Lot 10 as a buildable lot. The
176 redevelopment of this site requires relocation of existing lot lines, to include the reduction
177 in the area of Revised Lot 9 to enlarge Revised Lot 5. The lot line revisions were
178 determined to be consistent with a Major Revision Plat. Should the Planning Commission
179 recommend approval of the Minor Variance, staff recommends the following conditions:

- 180
- 181 1. The applicant shall comply with TAC comments from the August 11, 2021 meeting
- 182 prior to Final Plat Submittal
- 183
- 184 2. The applicant relocation of the structures as necessary to comply with the plat will need
- 185 to be completed prior to the Compliance Review Meeting submittal.
- 186

187 **Staff Presentation:**
188 Elisa Deflaux, Planner II

189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234

Applicant Presentation:
Sean Callahan, Lane Engineering, LLC
Clint Wadsworth

Public Comment — None

Commissioner Strannahan moved that the Planning Commission approve the final major subdivision and revision plat for Moores Road, LLC. , subject to staff conditions. Commissioner Ghezzi seconded the motion.

Vote 3-0
FOR: 3- Councill, Ghezzi, Strannahan
AGAINST: 0
ABSTAIN: 0
ABSENT: 2- Spies, Boicourt

- f. Applicant:** Catherine Murphy and C White, Trustee
- File No.:** M1171
- Agent:** Sean Callahan, Lane Engineering, LLC
- Request:** Preliminary Major Subdivision and Revision Plat
- Location:** 27414 Ferry Bridge Rd, Easton MD 21601
Map 24, Grid 17, Parcel 112 and 205, Lot 1
- Zoning:** RC

Staff Presentation:
Elisa Deflaux, Planner II

Applicant Presentation:
Sean Callahan, Lane Engineering, LLC
Bruce Armistead, Armistead, Lee Rust & Wright, P.A

Public Comment — None

Commissioner Ghezzi moved that the Planning Commission approve the preliminary and final major subdivision and revision plat for Moores Road, LLC. , subject to staff conditions. Commissioner Strannahan seconded the motion.

Vote 3-0
FOR: 3- Councill, Ghezzi, Strannahan
AGAINST: 0
ABSTAIN: 0
ABSENT: 2- Spies, Boicourt

- g. Applicant:** Coffin
- File No.:** M1173

235 **Agent:** Elizabeth Fink, Fink, Whitten & Associates, LLC
236 **Request:** Sketch Major Subdivision
237 **Location :** Beaver Dam Rd, Trappe MD 21673
238 Map 59, Grid 13 Parcel 11
239 **Zoning:** CP

240
241 Based upon feedback provided at the July 7, 2021 Planning Commission, Coffin Land,
242 LLC (Applicant), has submitted alternative subdivision layout configurations for review
243 and consideration by the Planning Commission. The Applicant’s submittal contains an
244 option “A” and option “B” for consideration by the Commission to take action on the
245 previously tabled sketch plan. Planning Commission and staff preferred option “A”.
246 Applicant to work with Public Works Department regarding entrance ways.

247
248 **Staff Presentation:**
249 Elisa Deflaux, Planner II

250
251 **Applicant Presentation:**
252 Elizabeth Fink, Fink, Whitten & Associates, LLC
253 Ryan Smack, Property Manager, Vision Investors

254
255 **Commissioner Strannahan moved that the Planning Commission approve # M1173**
256 **Small Scale Subdivision – Option A, Sketch Plan for Coffin Land, LLC subject to**
257 **staff conditions. Commissioner Ghezzi seconded the motion.**

258
259 Vote 3-0
260 FOR: 3- Councill, Ghezzi, Strannahan
261 AGAINST: 0
262 ABSTAIN: 0
263 ABSENT: 2- Spies, Boicourt

264
265 **Commissioner Strannahan moved that the Planning Commission approve the**
266 **waiver for Coffin Land, LLC to allow more than 2 lots (lots 5, 6 and remaining**
267 **lands) to have direct access onto Beaver Dam Road based on § 190-35.2 B5 A and**
268 **C; subject to staff conditions. Commissioner Ghezzi seconded the motion.**

269
270 Vote 3-0
271 FOR: 3- Councill, Ghezzi, Strannahan
272 AGAINST: 0
273 ABSTAIN: 0
274 ABSENT: 2- Spies, Boicourt

275
276
277 **h. Applicant: Talbot County**
278 **Res. No.: 304**
279 **Request:** Consideration of consistency with the Talbot County
280 Comprehensive Plan

281 **Project:** Resolution to amend the Talbot County Comprehensive
 282
 283 Chapter 3 of the Talbot County Comprehensive Water and Sewer Plan allowssixty
 284 calendar days for the Department of Public Works (DPW) to prepare and forward
 285 documents of proposed amendments to the Planning Commission (PC) and the Public
 286 Works Advisory Board (PWAB) for review and recommendations to the County Council
 287 (Council) prior to a public hearing and Council vote. Applications for amendments are
 288 received for introduction by resolution of the Council on the last convening legislative
 289 day (fourth Tuesday) of December, March, June, and September.
 290 Advertising and Open Meetings Act requirements do not allow sufficient time between
 291 the date of the Council’s introduction of a resolution for a proposed amendment and the
 292 agenda publication deadline for the next upcoming PC meeting. Amending the date of
 293 introduction of proposed amendments to the first legislative day (second Tuesday) of
 294 December, March, June, and September would provide sufficient time for DPW to
 295 prepare and forward documents to the PC and PWAB and meet the publication deadline
 296 for the next upcoming PC meeting on the first Wednesday of the following month.
 297

298 **Commissioner Ghezzi moved that the Planning Commission table**
 299 **Resolution 306. Commissioner Strannahan seconded the motion.**
 300

301	Vote	3-0
302	FOR:	3- Councell, Ghezzi, Strannahan
303	AGAINST:	0
304	ABSTAIN:	0
305	ABSENT:	2- Spies, Boicourt

307 **i.**

308 **Applicant:** Lee & Christine Schiller, Tim & Gretchen Guttman
 309 **File No.:** 306
 310 **Request:** Consideration of consistency with the Talbot County
 311 Comprehensive Plan Comprehensive Plan
 312 **Project:** Resolution 306 proposes to amend the Talbot County
 313 Comprehensive Water & Sewer Plan to reclassify and remap
 314 certain real properties located at 1004 S. Talbot Street, St.
 315 Michaels, Maryland, 21663 and shown on Tax Map 32 as Parcel
 316 148 and located at 1006 S. Talbot Street, St. Michaels, Maryland,
 317 21663, and shown as Tax Map 32 as Parcel 75 from “S-3” future
 318 planned area to “S-1” immediate priority status.
 319

320 The properties located at 1004 and 1006 S. Talbot Street (Properties) are improved with
 321 single-family detached residential homes and are served by on-site sewage disposal
 322 systems. The County Engineer confirmed the feasibility of public sewer extension and
 323 requested the Office of Law to prepare a Resolution for the County Council’s
 324 consideration of introduction. Sewer service for the property will be served from the
 325 Region II Wastewater Treatment Plant in St. Michaels with an allocation of 1 Equivalent

326 Dwelling Unit (EDU) of sewer capacity for each property and a peak flow limited to 125
327 gallons per pay per EDU.
328

329 **Commissioner Ghezzi moved that the Planning Commission table**
330 **Resolution 306. Commissioner Strannahan seconded the motion.**
331

332 Vote 3-0
333 FOR: 3- Councill, Ghezzi, Strannahan
334 AGAINST: 0
335 ABSTAIN: 0
336 ABSENT: 2- Spies, Boicourt
337

338 **5. Discussion Items—**

- 339 a. Commissioners have not received a response from MDE (Maryland Department
340 of the Environment) regarding the questions that the Commission had regarding
341 the Town of Trappe Wastewater Treatment Plant and the Application for State
342 Discharge Permit 19DP3460, National Pollution Discharge Elimination System,
343 for Trappe East (a/k/a Lakeside) Wastewater Treatment Plant. Miguel Salinas
344 stated that MDE acknowledged receipt he would follow up with MDE.
345 b.
346 c. Peter Leshar introduced Resolution 308 to rescind the amendment of Resolution
347 281. Public hearing is scheduled for October 12, 2021.
348

349 **6. Staff Matters—**

- 350 a. Introduction of Chase Phillips - Planner II
351

352 **7. Work Sessions—**

- 353 a. PC/PWAB Worksession: October 6, 2021 - Noon until 2:00 pm
354

355 **8. Commission Matters — None**
356

357 **9. Adjournment—** Commissioner Councill adjourned the meeting at 10:38 am.
358